NO DANGER YET OF OVERBUILDING "FLAT" HOUSES

Constitute Profitable Investment in Nearly All Cases.

BANK BUILDING PLANNED

Skyscrapers May Yield in Time to Lower Structures.

The purchase, concluded during the last week, of three apartment houses by a West Virginian gives point to the much disputed assertion that this kind of real estate constitutes a most profitatrary view hold that in proportion as the number of apartment houses increases, the older ones lose their investment value; in fact, some of the extremists have been known to declare that in the majority of cases an apartmeta house becomes almost a losing venture after the lapse of ten or fifteen years. In view of this difference of opinion the question involved was submitted to an investor who has had an extended experience with apartment houses, both as a builder of them and as

Source of Good Revenue.

So far as my personal experience in the matter entitles me to pass judg-ment," said he, "the apartment house which is favorably located and fairly well built will always yield its owner a satisfactory revenue, provided, of course, it is kept in proper repair and the owner is always mindful of the comfort of his tenants. This is no less true of the two-story flat now so greatly in vogue than of the more pretentious structures containing twenty and more apartments. On an average a new partment house ought to pay its owner not less than 10 per cent on his investment for a number of years, say ten. After it is reasonable to expect that the profit will diminish, but if, as I have already indicated, proper management prevails, the net profit need never fall below 5

You are, perhaps aware," here interposed the questioner, "that some of our leading real estate men contend that the building of apartment house in Washington is largely overdone, and that sooner or later the market will be overstocked. What do you think about it?"

Not Apprehensive.

"I must confess," was the reply, "that I am not apprehensive on this In the first place, the law of supply and demand governs in this case as it does in most others. No man ment houses, or in any other kind of property, for that matter, when he finds he is going to lose by the operation, or is not going to make a fair profit. Just as soon as apartment houses become a glut in the marketand it will not be difficult to note that moment-no investor or speculative builder will go to the trouble or expense of putting them up. As far as this phase of the situation is concerned it will regulate itself.

The experience of other large cities both in Europe and in this country. J. Palmer is preparing the plans. It also disproves the apprehensions of our is to be 55 feet in front, with a depth of friends who look askance upon the 125 feet, and four stories high. ction of apartment not as well as social conditions make for Myer is to be added another for quar e apartment house.

Greater Convenience. "There is the greater convenience for

amount of labor, and the relative cheap-ness of this kind of domiciliation appeals to the provider. Take, for instance, a and Willard streets northwest, to cost Holy Tricity Zatholic Church at 9 family that is paying \$40 a month rent \$20,000. for a house. Servants' hire, fuel, and other indispensables will easily bring the amount up to between \$55 and \$60. \$10 that family can get a flat of sufficient size for its needs; less help will be required, the expense for fuel falls sway, and there is a saving of probably \$10 a month, with the added conveni-"It is not at all improbable that in the

of time our people may not take as kindly to the skyscraping apartment houses, and when that times arrives we shall have more of the three and fourstory structures, the kind you see in Paris, London, Berlin, and other European cities. I am firmly of the opinion that the apartment house not only has come to stay, but that it will increase, because of the many conveni-ences and comforts it offers. What is more, I am constantly proving my faith by my works, for I have built aparthouses to sell them as well as to hold them as investments."

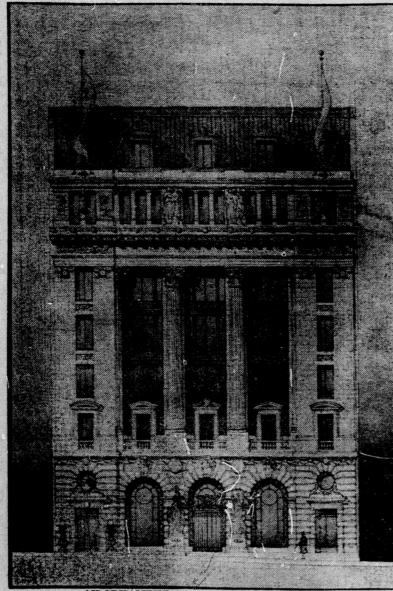
New Home for Metropolitan Bank.

After considering a number of bids the board of directors of the National Metropolitan Citizens' Bank yesterday afternoon accepted the plans for a new bank building submitted by E. Stanley Simmons. The building is to be erect-where several large blocks of new ed on Fifteenth street, between F and houses have been built and put on the G streets northwest, and is to cost \$300, market or are just now approaching

The architect's plans submitted by Mr. Simmons are purely suggestive and most active in that section during the

are mostly of properties ranging in that this section is not only growing the number of the houses which has been put up, but the character of

NEW HOME FOR METROPOLITAN BANK



AN ORNAMENT TO FIFTEENTH STREET. Plans Submitted by E. Stanley Simmons Accepted by Board of Directors.

improvements will materially enhance

the value of property in that section. It is estimated that at least \$225,000 has been expended on improvements around Lincoln Park this season.

The funeral of William Wallace Burch

tomorrow at \$:30 a. m. High mass will be said for he repose of his soul at

and burial crvices will be held at Hely

Rood Cemetery, Georgetown.
Mr. Burch was the brother of Henry

WIND WRECKS WIRELESS PLANT.

heavy rain, demolished a 325-foot tower used for wireless telegraph purposes and did considerable other damage through-

EAST ST. LOUIS, July 1.-A severe

vindstorm, accompanied by hall and

canker declared within the last day or two that he had hardly ever known so lively a season in realty as the present.
"In my business," said he, "I become In my business," said he, "I become cognizant of transactions of all kinds as a rule we fight shy of the smaller deals, but, of course, we have to accommodate our customers and friends, and I have rarely seen so lively demand for loans to be used in payment for small properties. One of the reasons why deals are so readily put through in this city is the great ease with which money can be procured upon good security. Thus both for the purposes of speculative transactions and those that involve merely the purchase of modest homes, ample capital is available, and the real estate record, as also the bank ledgers show, that people are not slow in having recourse to it."

New Building Operations.

Edward F. Droop contemplates the erection of a four-story building at 725 Eighth street southeast, for business purposes, C. A. Didden & Son are drawing plans and work is to be begun at the case of the continues of the cont cognizant of transactions of all kinds. As a rule we fight shy of the smaller deals, but, of course, we have to ac-

several new buildings at Fort WILL BE HELD TOMORROW ters for bachelor officers. It will be two stories in height, with a large wing and 33 by 140 feet in dimension. Brick with stone trimmings will be used for a cident on Wednesday, will take place there is the greater convenience for housewife with the least possible the front, and the cost will be \$140,000.

There is the greater convenience for housewife with the least possible the front, and the cost will be \$140,000.

The first in unitaristic to the cost of the front and the cost will be \$140,000.

The first in unitaristic to the cost of the front and the cost will be \$140,000.

The first in unitaristic to the cost of the front and the cost will be \$140,000.

The first in unitaristic to the cost of the J. W. Harper intends to erect a fourstory apartment house at Eighteenth

Home for Bank President.

B. F. Saul, president of the Home Savings Bank, is going to build a private residence for himself at Thirteenth street and Whitney avenue, to cost about \$11,000. It is to be three stories and cellar, with a frontage of nineteen feet and a depth of sixty-five, brick and stone below used in the construction of the local stories and provided in the construction of the local stories and the grandson of William Campbell, a soldier of the Revolutionary war. He was for a number of years a prominent resident of Georgetown. ings Bank, is going to build a private ing used in the construction of the Georgetown front. Architect N. R. Grimm has prepared the plans, and Harry Wardman C. Schneider & Sons, proprietor of the

Union Iron Works, have purchased 14.-000 square feet of ground at Eighteenth and D streets northwest, through LeRoy Mark, real estate broker. A building for blacksmithing purposes is to be erected on a portion of the lot, and the remainder is to be used for storage. E. C. Brainerd, in conjunction with King & Milburn, has sold to John H. Nolan, the well-known builder, thirtytwo lots, near the new Union station, for \$80,000, on which Mr. Nolan will build a number of large warehouses for local

Since early spring there has been considerable activity in the building business on Capitol Hill and especially in the immediate vicinity of Lincoln Park,

Among the builders who have been Mr. Simmons are purely suggestive and subject to change. His general outline, however, is for an exceptionally handsome seven-story building of classic style. Marble, it light-colored stone is suggested for the exterior, with marble or stone and mahogany for the interior, and bronze doors and railings.

There will be a spacious bank interior with a large center glass dome and a south court extending down to the basement to admit a uniform light. There will be an abundance of ante-rooms for private offices and consultation rooms.

The upper floors will be arranged in modern office building style. It is expected that the building can be completed in a little more than a year.

Active Market.

Although not many large deals in real estate are made nowadays, there is nevertheless a very active market. Nearly all the brokers report good business, but they also say that their sales are mostly of properties ranging in yalue from \$3.990 to \$7.990. A leading

APPOINTS NEW VICAR FOR ACCOKEEK PARISH

The Right Rev. Henry Yates Satter-lee. Bishop of Wastington, has appointed the Rev. Marshall Bowyer Stewart to the charge of Accokeek Parisa, St. Mary's county, southern Maryland.

Mr. Stewart graduated from the Ger eral Theological Seminary, New York city, this year, attaining special honors ir. scholarship and becoming one of the essayists on commencement day. On Trinity Sunday he was ordained to the diaconate in the crypt of the Cathedral of St. John the Divine by the Right Rev. David H. Greer, acting for the Rishop of Washington.

Rishop of Washington.

A Washington boy, the career of this latest addition to the clerical force of the Diocese of Washington, will be vatched with a good deal of interest by his friends. As a graduate of Central High School in 1899, he entered the sophomore class at Trinity College, Hartford, Conn.

Within six months he had won the Toucey prize, a reward for scholarship. Ir. his senior year, Mr. Stewart was leader of the Giee and Mandolin Clubs. He graduated as an optimus, giving the honor essay and standing third, with honors in many studies, in the large class of 1902. A conscientious worker and earnest church man, his service should prove of great value to the church.

IDENTIFIED THE WATCH STOLEN A YEAR AGO FOR SALE-

Detectives Howlett, Pratt, and O'Brien last night arrested Adolphus Grayson colored, in connection with the loss of a watch, which was found in his possession. The timeplece was reported lost a year ago. Nothing was heard or seen of it until last night, when Grayson went to a pawnshop with two watches which he desired to "soak" for the price of a ticket to Atlantic City. He says he purchased the timer from another colored man.

Grayson is a porter, and the physician for whom he works will leave Washington tomorrow for the seashore. He was informed that he could accompany his employer if he paid his own expenses and was trying to raise the money at the time of his arrest.

FOUR TORPEDO BOATS WILL GO TO PHILIPPINES

PORTSMOUTH, Va., July 1.-Norfolk portismouth, va., July 1.—Norfolk navy yard officials have received orders to place the torpedo boats Tingley, Barney, Biddle, and Bagley in readiness immediately for a long voyage to Cavite, Philippine islands.

It is expected that this trip will be undertaken as soon as vessels can be fitted out, as they have a dangerous voyage of 14,000 miles ahead of them.

L. RICHOLD, REAL ESTATE BROKER ROOM 9-1010 F ST. NORTHWEST

BARGAINS IN HOMES, INVESTMENT AND BUSINESS PROPERTY.

FOR SALE-INVESTMENT PROPERTY PAYING 9, 10, AND 12%. I MAKE A SPECIALTY OF INVESTMENT AND BUSINESS PROPERTY. FOR SALE-INVESTMENT PROPERTY PAYING 9, 10, AND 193, 1 MARE A SPECIALTY OF INVESTMENT AND BUSINESS PROPERTY.

8 BRICK HOUSES in Southwest, renting for \$72 per month. PRICE, \$8,250.

12 FRAMES in Southwest; water and sewer; to aliey. Price for all. \$7,800; rent. \$88 per month. Always rented to white tenants.

12 ERICK HOUSES on Sheridan st. nw.; rented for \$94 per month. PRICE, \$19,500.

13 BRICK HOUSES on O st. nw., renting for \$95 per month. PRICE, \$19,500.

14 BRICK HOUSES on O st. nw., renting for \$95 per month. PRICE, \$19,500.

15 BRICK HOUSES on O st. nw., renting for \$15 each. PRICE, \$1,800 each.

16 BRICK HOUSES on O st. nw., renting for \$15 each. PRICE, \$1,800 each.

17 FINE 12-ROOM BRICK on west side of 15th st. nw., between O and P sts.; poolroom in basement. Will be sold very low.

18 BRICK HOUSES IN SOUTHWARD ST. SW., Function of the st.; 24 feet front, 100 feet deep; excellent site for warehouse; rents for \$15.0. PRICE, \$2,900; terms to suit for \$15.0. PRICE, \$2,900; terms to sui

BUSINESS PROPERTY.

BUSINESS PROPERTY on 9th st. sw., including two small bricks. Excellent investments, very cheap.

FINE CORNER on 7th st. nw.—Central location; will pay good interest if sold at once.

STORE AND 7 ROOMS and bath: brick: stable; lot 24x100, to alley; on west side of street in best square of 11th st. se.; will be sold at a very low price if taken at once.

once.
-STORY BUILDING, with store, on west side 7th st. nw., between L and M; lot 25x160, to alley.

LOT, corner 5th and Q sts. nw.-20½x160. PRICE, \$1.50 per foot.

L. RICHOLD

BOOM 9, 1010 P ST. M. W. Office Hours, 10 to 12 A. M. and 2 to 4 P. M.

HERE ARE SOME GENUINE BARGAINS IN SMALL PROPERTIES

WE WILL HELP YOU TO BUY THEM. SMALL CASH PAYMENT, BALANCE MONTHLY. WILL SECURE THESE PROPERTIES. We are selling small properties all over the city

and helping buyers to buy their homes.

MONEY TO LOAN ON REAL ESTATE.

PRICE, \$1,500.

A 3-story brick house, renting for \$14.50. Located in the north-west section. FCR SALE_

PRICE, \$1,900. Two-story house, with stable in rear, located southeast, close to car line. Rent, \$17 per month. FOR SALE_

PRICE, \$1,500. Small frame house on Virginia avenue. Rents for \$12.50.

FOR SALE-

PRICE, \$3,000. Two houses, renting for \$25 per

We have some desirable lots in Anacostia, on which we will build you a house just as you want it. This is a splendid proposition for someone who wants to get a snug home on the easy payment plan.

MONEY TO LOAN ON REAL ESTATE. INSURANCE IN ALL ITS BRANCHES.

COURTEOUS ATTENTION TO EVERY INQUIRY.

MARTIN BROS.

Real Estate and Insurance Brokers. 1925-27 PENNSYLVANIA AVENUE NORTHWEST.

FOR SALE

Secure a Suburban Site on Easy Terms

Ideal Location for Suburban Home At BRANGHVILLE, MD., on Line of City and Suburban Electric Line

One, two, or more acre lots at option of purchaser. \$150 to \$300, on monthly payments. All front lots. Electric railroad runs through property. Less than 200 yards from steam railroad, and fronts on two country roads.

Reached From 15th and G Sts. N.W. Without Change of Cars

This is decidedly one of the best opportunities ever offered to secure a site for suburban homes.

SALESMAN ON THE PROPERTY SUNDAY.

M. J. KEANE, Colorado Building, Owner

WESCOTT, WILCOX & HIESTON, 1420 F St. N. W. Sole Agents FOR RENT-SUBURBAN.

IN BRIGHTWOOD PARK-Will rent part of house to adults or married couple for housekeeping: large stable; plenty of Address BOX 175, this office.

FOR RENT-At Fairfax Court House, Va. modern city house, furnished; nine rooms; bath; hot and cold water; large shaded grounds; electric cars to city; low rent for summer months. S. M. JONES, 1416 F st.

SUBURBAN PROPERTY.

WHEN YOU BUY suburban property, or a dram in Maryland, you want to be absolutely sure that the title is correct. Get a certinate of title from THE MARYLAND REAL ESTATE TITLE COMPANY, Commercial National Bank Building, 14th and G sts., and your title will be safe. je21-90t

FOR SALE-SUBURBAN.

FOR SALE—

New 7-room cottage, just completed;
near car line; large front and side porches,
cellar, furnace heat, water in kitchen;
lot contains were 10,000 feet. Shade and
fruit trees, one car fare; 36 minutes from
Treasury, on best suburban car line.

PRICE, 32,750. EASY TERMS.
S. W. PICKFORD, 311 Colorado Building.
je24-tf

MINIATURE FARMS.

TWENTY 2 to 10 acre tracts, near steam and electric cars. Majority of tracts have enough wood to pay for ground. 850 to 875 per acre; terms \$25 to \$50 down and \$10 to \$20 per month. Will turnish money to construct houses to suit purchasers.

ATKINSON & BALLARD CO., INC., REAL ESTATE, LOANS AND INSURANCE, 13°8 New York ave, nw. je24-tf FOR SALE—On easy monthly payments a finely built house containing 11 rooms, new furnace; all ready to move in; price, \$2.79.

This rine property and grounds cost the atsent owner over \$5,000. Location corrans, Miller and Le Beile avenues, Berwyn, Md. For key call on KLEINER & CO., 617 F nw. jed-tr FOR SALE-HOUSES.

BY THE F. H. SMITH COMPANY, 1408 N. Y. Ave., Bond Bldg. DRUMMOND,

Opposite Beautiful Chevy Chase Golf Links, On Wisconsin Avenue. (Rockville and Tenleytown R. R.) NOT PROMISES. FACTS.

IMPROVEMENTS ALL MADE. Delightful, Refined, Progressive Suburb, One Car Fare to Center of City. LOTS, 80:155, Sc PER FOOT.

GRANOLITHIC SIDEWALKS, MACADAM ROAD, ARTESIAN WATER, SEWER, ELECTRIC LIGHTS. Go out and visit "DRUMOND," then compare it with any other suburb. Everything considered, it is the B E S T.

Call to see pictures and learn particulars. 30 ACRES, \$500.
21 miles from Washington, on railway.
BARGAIN. FOR SALE-GREAT BARGAINS-Only two (2) left; four just sold.

\$5,750.

\$5,750.

\$5,750.

Well located in the Northwest—north of lowa Circle and near 14th st.; attractive s-story and cellar, 10-room, bay-window, stone and brick dwellings; FOUR ROOMS ON 1ST FLOOR, WITH RECEPTION HALL PLAN; modern plumbing; lots 100 feet deep to wide alley; large front yard. Positively the best opportunity to purchase a modern house in Northwest.

WELL RENTED; GOOD INVESTMENTS.

MOORE & HILL (Inc.), 717 14th st. nw.

FOR SALE ON CALLED TO THE ST. TO THE ST. NW.

FOR SALE—ON CAPITOL HILL—ONE CF the best sections of this desirable locality.

New; 3 stories; bay window; moder throughout; cabinet manteis; large yard. MOORE & HILL (Inc.), 717 14th st. nw. FOR SALE-WELL-PAYING LITTLE IN VESTMENT-

\$2,600. Always rented—\$20.50.

Pressed brick front; bay window; seven rooms and bath, celiar; yard; alley.

MCORE & HILL (Inc.), 717 14th st. nw. FOR SALE-2129 1ST ST. NW.

3 stories; 9 rooms; good-size lot; alley. MOORE & HILL (Inc.), 717 14th st. nw. jvl-3t

FOR SALE-CAPITOL HILL HOMES.

One block from East Capitol street; S
rooms and bath; lot 28x100.

BRICK STABLE.

Another house near East Capitol street; 7 room , lot 22x85. \$5,000.

Well located near Stanton Park; 8 recast large lot; a loan of \$3,000 may remain at 45% interest.

Would exchange for house on "Heights" or suburbs about \$8,000.

\$5,300.

Desirable, nearly new 9-room buff brick ront houses, well located on Capitol Hill. MOORE & HILL (Inc.), 717 14th st. nw.

Northwest, overlooking R. I. ave., near 7th st.; 2 stories and cellar; 8 rooms and bath; good repair. MOORE & HILL (Inc.), 717 14th st. nw.

jyl-32

FOR SALE-\$4,250—ON LETTERED STREET NEAR 1ST.

One of the prettiest little houses in the entire Blooming ale section; 7 rooms, on two floors; tiled bath; large cellar; furnace heat. \$200 cash will buy it.

\$4,850—RHODE ISLAND AVENUE NEAR 1ST ST. NW.

Impossible to find a better located home than this one; it is practically new and is in prime condition; four rooms on first floor; hardwood finish; three rooms and bath on second floor; good closets.

H. R. HOWENSTEIN CO., 1314 F Street, N. W. je15-tf TO INVESTORS OR HOMESEEKERS: FOR SALE-A two-story, eight-room brick dwelling in the Northeast; renting for \$20.50 per month; lot 24x130; ONLY \$2,500. D. & W. D. SULLIVAN, 707 13th st. nw 3e28-6t

FOR SALE-SUBURBAN. TWO ACRES of ground and five-room house, practically new; 200 fruit trees; place fenced. A nice little chicken farm about 15 minutes' walk from cars. Owner wants (48). Price, \$1,800.

ON HAMLIN ST. NE.—Two blocks from cars: a new 8-room house; never occupies of the other on Charles of this metal.

St. ACRES OF GROUND, with excellent spring; 15 minutes walk from cars; dirt cheap at \$150 per acre.

ATKINSON & BALLARD CO., INC.,
REAL ESTATE, LOANS AND INSURANCE.
1328 New York Ave. N. W. 191-3t.

FOR SALE—Hyattsville, Md.; 6-room house, stable, carriage house, feed house, pump house, covered drive; fine well, cool, dry cellar; electric cars at door; B. & O. three minutes' walk; high, healthy; shade; fruit; county taxes; price, \$2,200; 890 cash; two entrances: one opposite Anderson st, and the other on Charles st.; pay no attention to real estate agents; examine for yourself. And also a handsome 'wo-story cottage, five rooms on first floor; \$1,800; easy terms. 611 Tht st. mw., ONE DOLLAR HAT STORE. 11

DON'T RENT A HOME—BUY IT. Your & RICHARDSON hancastia, D. C. ivil-3t. DON'T RENT A HOME-BUY IT. Your rent will pay for it at CAPITOL HEIGHTS. Terms so easy. ONLY, just only \$1 CASH, \$1 MONTH. Lots, \$20 to \$160. No taxes, no interest. 5-cent car fare. Take H st. car; get off 61st st. ne. Agents on grounds daily, 7 a.m. to 7 p.m. MAIN OFFICE, 214-215 McGill building.

DC NOT FAIL TO SEE US About that 20-acre tract on Queen Chapel road, or 18th st. ne., for a Subdivision SAM'L C. HILL, With E. LODGE HILL,

EXCLUSIVE AGENTS, 802 F St. N. W. my24-m, w,f, Su-tf BUY WHERE LAND IS ENHANCING IN VALUE.

N VALUE.

Choice lots on Brightwood ave., on electric car line, and not far from new 14th st. car line extended.

Water, sewer, gas, and electric light available.

Month. Monthly payments if desired. LOUIS P. SHOEMAKER, 612 14th st. nw. je30-eod-tf

TO ACCEPT A POSITION IN PANAMA, must seel immediately my house and out-buildings, including a horse and buggs. Five-room house, two-story summer kitchen; two-story stable; toree-acte tract at Berwyn, Md.; 13, miles from station; 20 minutes drive from electric or steam cars; groceres delivered at door; good water; an abund-ance of snade; good lawn and fruit trees; terms, \$700 casu; balance payable easy terms; purchase price, \$2,000. Apply to JOAN J. KLEINER & CO., bl? F. st. nw., Washington, D. C. 1913. FOR SALE—At a sacrifice for cash, 100 lots on ime of proposed electric road near this city. Address BOX 159, this office.

FOR SALE-A tract of 50 acres, fronting or two country roads, and tracts of 5, 10, 15, and 20 acres, attitude more than 355 fee, above the city, line view; trees; public water, and electric light available; not far from connecticut ave, car line and Chevy Chase. Cheapest property in the District. Also homes, with acreage.

LOUIS P. SHOEMAKER, 612 14th st. nw. begn. 32

FOR SALE-Action required; at Berwyn, Md. 7 large lots, aimost 2 acres each; 6 room house; necessary outbuildings; \$2,500 buys all if sold at once. Apply 339 l4th st. ne. je30-3t

FOR SALE A TEN-ACRE
TRACT AT A SACRIFICE.

Within f.ur blocks of street railway, on
Bladensburg road. M street to bisect the
property, enabling economical subdivision;
price less than 7c per square fax. Without doubt, the cheapest proposition to be
found in the District. See me at once.

WM. G. DUNNE,
jel4-tf III0 H st. ne.

FOR SALE—Beautiful lost at Deanwood
Heights. Situated along the Columbia electric car line, and only one fare to any part
of the city. Soid on easy terms. Agent on
the ground from 2 to 6 p. m. Get off the
cars at 58th st. or apply at 604 F st. jel9-tf

FOR SALE-HOUSES.

FOR SALE-\$3,800.

Well located Northeast, one of the best sections; 9 rooms; bay window; brick; good sized lot; alley; well rented. MOORE & HILL (Inc.), 717 14th st. nw, Jyl-2t

8 rooms; lot 20x105.

MOORE & HILL (Inc.), 717 14th st. av. FOR SALE-TWO CHEAPLITTLE HOMES-83,250.

Desirable 6-room, bay-window bricks on paved, numbered street Northeast; good location, near Md. ave. THESE ARE GOOD VALUES FOR HOMES.

MOORE & HILL (Inc.), 717 14th st. nw.

\$5,206. Forner house; 8 rooms and bath. MOORE & HILL (Inc.), 717 14th st.

FOR SALE—CORNER NORTHEAST; well

feet wide.

MOORE & HILL (Inc.), 717 14th st. aw.

jy1-2t

\$2,700. Rents \$22.50 per month.

FOR SALE-DOWN TOWN AND WELL LO-CATED-NEAR CARNEGIE LIBRARY,

FOR SALE—THESE ARE CHEAP HOUSES.
Owner, anxious to sell, has reduced price from \$5,500 to

Located in the Northwest-near 14th st., south of U st.; attractive and modern; nearly new; 3 stories; 8 rooms; furnace heat; good-sized yards; wide alley; always rented, \$25.50.

MOORE & HILL (Inc.), 7E, 14th st. aw.

\$8,750. Rented \$32.50.

North of and within two brocks of Duponi Circle; 3-story 9-room house and stable; lot 18x95; 'alley; nearly opposite a \$75,000 MOORE & HILL (Inc.), 717 14th st. nw.

8 rooms; lot 24%x120; alley side and rear. STABLE. MOORE & HILL (Inc.), 717 14th st. nw. jyl-tf

FOR SALE-4 five-room houses on front street, renting for \$85 a month, as a whole; price, \$5.000. 5-room brick on front street, renting for \$9.30 per month; price, \$1,050. 6-room brick, all modern improvements, in the Northeast, renting for \$15.54

SIX SOLD.

HOMESEEKERS ARE CORDIALLY IN-VITED TO INSPECT THOSE NEW HOUSES

THEY ARE NEW-ORIGINAL IN DESIGN. BUILT BY DAY'S WORK.

WRIGHT & HOPKINS. 619 E St. N.W. _jy1-2t

FOR SALE—5-room critage and 3 lots on good street in Anglos"(a; \$1,500; easy terms. 6-room house; easy terms. \$1,350, JORDAN & RICHARDSON, Anacostia, D. C., jyl-3t FOR SALE—Cheap. 2 Trame houses, 236, 238 Washington st., Anaccada, Apply owner, 1215 G st. se. jyl-3t FOR SALE-Very destraite six room cottage in Brightwood Park; bargain, M. F. ARM-STRONG, 5403 7th st. je30-3t

ANACO: TIA.

FOR SALE-BARGAIN IN "BLOOMING PALE," REDUCED TO 4,25.

Very cheap; owner apxious to sell—A desirable 7-room bay whalow brick and stone dwelling, with reception hall and tiled bath, on LETTERIED STREET BETWEEN NORTH CAPFOL AND FIRST STREETS NORTHWEST, LARGE YARD, WIDE ALLEY, CALL FOR LIST OF CHEAP HOMES, CALL FOR LIST OF CHEAP HOMES.

LeROY MARK,

CLARENCE BARNARD,

HOW TO BE YOUR OWN LANDLORD
ON S190 CASH AND 320 MONTHLY.
For full particulars drop postal, telephone,
or call for new illustrated booklet, plat.
etc., of Mount Pleasant Heights.
FULTON E. GORDON,
Northwest Subdivision a Specialty,
ROBERT G. HEATER, Manager.
Tel. Main 529.
my13-1 The Oval Sign. 1412 G st. Je12-tf

FOR SALE-SOUTHEAST. \$3,500. Rents \$25.50.

FOR SALE-601 P ST. NW.

FOR SALE—CORNER NORTHWEST—
A NORTHWEST CORNER.
\$5,700.
S rooms; 20 feet wide; furnace heat; subable for a physician or derkist.
MOORE & HILL (Inc.), /1/ 14th st. 25/.

\$3,750.
Rent \$25.50.
Brick; bay window; 8 rooms and bath; 18

FOR SALE-Near Pension Office, ON NUMBERED STREET,

Two houses and over 1,600 square feet ground.

MOORE & HILL (Inc.), 717 14th st. nw.

S-room house in first-class repair. Modern plumbing, porcelain bathtub, etc.; lot over 21 feet, wide and over 110 feet deep. A BARGAIN.

MOORE & HILL (Inc.), 717 14th et. nw. jy1-tf

FOR SALE-AN INVESTMENT

FOR SALE—A SOUTHWEST INVESTMENT OR A CHEAP HOME.

price, \$2,250.

7 two-story bricks, in splendid condit sewer and water, located in the Nosthw and renting as a whole for \$55.10 per mo Will submit an offer of \$5.600.

A fine piece of business property, loc on Pennsylvania ave. se., in good condit rented to a steady tenant at \$40 per mo price, \$6.750.

J. D. & W. D. SULLIVAN, 707 12th st. nw. 1y1.

Just South of Lincoln Park. Nos. 110 to 114 and 215-219 13th St. S. E.

Prices and Terms to Suit.

FOR SALE—Cheapest muse ever offered; six-room brick and stone house in Southeast, on wide avenue. Price, 2.85); 250 cash; balance monthly.

J. H. Pickford, 1410 G st. nw.

ONLY \$400 PER LOT.

SPLENDID OPPORTIGITY for Navy Yard employe to secure 2. les table home or investment. Not a vicinit desirable house in this entire section. Let 23 feet front by 130 feet deep to 20 feet wide alley. On Nichols are. Name churches and schools. Pavet ettect on car line. Will lend money to build house to suit purchaser.

JOSEPH I. WELLER, REALTY BROKER. (02 F St. N. W.

\$20 MONTHLY. For a new two-story brick house, near navy yard, on wide avenue, 50 feet of parking; marble steps, porcelain bath, furnace heat, gas range. Why pay rent, when you can get a snap like this one?

FOR SALE—A two-story and concrete cellar, brick on Georgia ave. se., containing 6 rooms and bath; furnace heat; cont and gas ranges in kitchen; can be sold on very easy payments, price \$2,500.